



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire Ricker, Secretary Ex Officio
Subject: Environmental Design Review, 80 Broadway, Arlington, MA, Docket #3717
Date: December 15, 2022

This memo is provided as an update to the last memo provided on November 3, 2022. The following items were provided by the Applicant since the last hearing:

- Architectural and site plan set, including elevations, renderings, signage, and shadow studies, dated December 14, 2022;
- Photometric plan; and
- LEED Checklist.

These items largely address the follow-up items requested, with extant materials noted, as follows:

- *Review shadow studies -- make sure the building is correctly sited with cardinal directions.*
The applicant has provided updated shadow studies noting the potential impact on adjacent buildings. A final update will be provided noting cardinal directions.
- *Provide LEED checklist.*
A LEED checklist has been provided.
- *TDM plan in accordance with request for parking reduction: see Section 6.1.5(C).*
The applicant is finalizing the TDM plan and will submit it in advance of the December 19 hearing.
- *Long-term bicycle parking spaces -- explore whether bike parking can be increased or provide a rationale for your request for a reduction.*
The applicant has increased the area for long-term bicycle storage to provide for storage of 14 bicycles via a Dero Ultra Space Saver vertical wall mounted bike rack (see Sheet A-1.1). Under Section 6.1.12(F)(3), the Board may allow vertical bike parking if it finds that the

property and site circumstances make it necessary to provide bicycle parking where bikes must be lifted off the ground.

- *Update the provision and calculation of open space, including:*
 - *Explore adding a rooftop garden or green roof on the top of the first-floor commercial space;*
Sheet A-1.2 indicates that the roof of the first-floor commercial space will be used to provide usable open space.
 - *Open space should be calculated based on GFA of residential area, and update the table on Sheet A-0 accordingly; and*
Sheet A-0 provides these calculations.
 - *Clarify if the 10% landscaped and 20% usable open space requirements can be met or if a waiver is needed;*
The applicant proposes to provide 23.3% landscaped open space. Approximately 1,363 square feet (20.1%) usable open space is proposed, however because a 25 foot square area is not possible under this proposal a waiver will be required.
- *Provide more details on the residential units so the Board can understand the types of units and location of the affordable unit.*
The applicant proposes eight one-bedroom units and one two-bedroom units as indicated on sheets A-1.2 and A-1.3.
- *Indicate whether a 7.5' setback (Section 5.3.17) can be provided on the Winter St façade.*
The dimensions of setbacks are indicated on Sheet A-1.0.
- *Additional dimensional details requested:*
 - *Dimensions of the buffer areas for parking;*
 - *Dimension of the setback at Broadway and what is provided at Winter St;*
 - *Dimensions for the roof deck; and*
 - *Dimension of parking buffer between your property and the property on Winter Street.*

Dimensions have been provided on Sheet A-1.0, and area calculations are provided in tables under the drawings on Sheets A-1.1, A-1.2, and A-1.3.

- *Explore changes to the first floor façade and cornice.*
These changes are noted on Sheets A-2.1, A-2.2, A-2.3, and A-2.4.
- *Explore ways to resolve the condition around the drive apron / pillars / cantilevered on Broadway.*
Windows have been provided along the garage-facing wall of the first floor commercial

area, and the treatment of the façade within the parking area has been revised. Details are provided on Sheet A-2.4 and rendered on Sheet A-2.7.

- *Lighting details:*
 - *Provide a lighting / site lighting plan*
 - *Provide illumination on the commercial signage*
 - *Provide a photometric plan for the parking area*
 - *Façade of building on sidewalk – provide mirrors or light for pedestrians.*

The applicant's proposal for lighting and photometric details have been provided in the photometric plan.